

24th March 2025
L250324 SAV Cover LBC Letter



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SUBMITTED VIA PLANNING PORTAL: PP-13889348

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 6 ATTACHED TO LISTED BUILDING CONSENT REF:
139243/LO/2024
35 KING STREET, MANCHESTER, M2 7AT
WATCHES OF SWITZERLAND COMPANY LIMITED**

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply to discharge Condition 6 attached to Listed Building Consent: 139243/LO/2024.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Condition 6 information –
 - 24010/1F/C – 'First Floor Containment Layout'; and
 - TGAC-5245-M-57-01 Rev F – 'First Floor HVAC Layout'.

The application has been submitted electronically via the Planning Portal website (**PP-13889348**).

The Site & Planning History

The application site comprises 35 King Street in Manchester City Centre, which is located on the pedestrianised retail area of King Street. The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation until 2020.

The building which forms this application is Grade II Listed.

On 1st July 2024, planning permission was granted for external alterations to the property including the rooftop terrace and use of the existing ancillary terrace including for occasional events (Class E) (Ref: 139242/FO/2024) (the '**2024 Permission**'). Listed Building Consent was granted in conjunction, for internal and external alterations to the property (Ref: 139243/LO/2024) (the '**2024 LBC**').

The 2024 LBC was granted subject to 11 conditions. This application seeks to fully discharge Condition 6. It should be noted that Condition 6 was part discharged on 24th December (CDN/24/0893).

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Condition 6 – M&E Details

Condition 6 of the 2024 LBC states as follows –

Notwithstanding the information detailed within Condition 2 of this application, full and final M&E and drainage details, including details of internal and external manifestation, exposed equipment and new penetrations to existing fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to install this equipment commencing including any associated removal of the existing fabric to allow installation. Where possible pipes and wires shall be located within non-original areas of the site and attached to non-original fabric. All M&E shall be installed fully and only in accordance with the approved details.

As above, Condition 6 was part discharged on 24th December. The Decision Notice stated – “Condition 6 can be fully discharged once the proposals for penetrations through the fabric of the first floor of the building and the related layout of services and the externally mounted equipment has been approved.”

The first floor M&E layout has now been fully installed, and Paul Mason and Emily Booth have been to Site to confirm that the installations are acceptable. For completeness however, we provide the following plans in order to formally discharge the remainder of the condition –

- 24010/1F/C – ‘First Floor Containment Layout’; and
- TGAC-5245-M-57-01 Rev F – ‘First Floor HVAC Layout’.

We trust that the details included on the submitted plans and acceptable to the LPA and request written confirmation that Condition 6 has been discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 6 of the 2024 LBC.

The documents submitted in support of this application provides all the necessary information required by the LPA. It follows that the condition can be formally discharged.

We will endeavour to contact you within the next couple of days to ascertain the Council’s timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning